WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/02 09:51 2pgs
Fees:13.00 Taxes:2336.93

20021217-0155137

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 631,603.15

Phyllis Brown, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2002.

Notary Public

MY COMMISSION EXPIRES: March 10, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 204-E 204 5th Avenue East, Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel J. Furrow (NAME)	Same (NAME)	106-11-11 & 12
P.O. Box 32676 (ADDRESS)	(ADDRESS)	
Knoxville TN 37930 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PHYLLIS BROWN, TRUSTEE OF THE F. R. LANGLEY FAMILY TRUST HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL J. FURROW, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described according to a survey made by Allen R. Trumbo, Tennessee No. 1127, dated May 11, 2001, and recorded as instrument # 20010530-0055732, said Register's Office.

Beginning at an iron rod situated at the southeast intersection of Crutchfield Avenue and Hill Avenue, 16th Councilmanic District of Nashville, Davidson County, Tennessee.

Thence, with the northerly margin of hill Avenue, S 66 deg. 45 min. 00 sec. E, a distance of 178.75 feet to an iron rod;

Thence, leaving said street along the westerly boundary of the W. B. Kincade property recorded in Book 5127, Page 178, the United Power Service Property of record in Book 10031, Page 370, and the James Wilde property of record in Book 20010124, Page 7468, RODC, Tennessee, S 23 deg. 15 min. 00 sec. W, a distance of 577.56 feet to a concrete monument;

Thence, a long the northerly line of the Tennessee Prepatory School property, N 49 deg. 48 min. 30 sec. W, a distance of 180.68 feet to an iron situated in the easterly margin of Crutchfield Avenue;

Thence, with said road, N 22 deg. 36 min. 14 sec. E, a distance of 524.95 feet to the point of beginning and containing 96826.11 square feet or 2.22 acres of land more or less.

BEING the same property conveyed to Phyllis Brown, Trustee of the F. R. Langley Family Trust by deed from Evelyn Greer Hitner and husband Charles Hitner of record in instrument # 20010618-0063991, Register's Office for Davidson County, Tennessee.

THIS DEED IS BEING PREPARED FROM INFORMATION PROVIDED BY GRANTORS AND NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN PERFORMED TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

unimproved
This is improved X property, known as 200-208 Crutchfield Avenue, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22 day of November, 2002.

Robert M. Tickey

Robert A. Willis

Phyllis Brown, Trustee

Phyllis Brown, Trustee

STATE OF TENNESSEE

COUNTY of

Personally appeared before me, the undersigned a notary public in and for said County and State, the within named Phyllis Brown, Trustee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee this 22nd day of November, 2002.

Commission expires: March 10, 2004

Stacy L. Price

Notary Public

STACY L. PRICE NOTARY PUBLIC KNOX COUNTY